PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (jcb) (Title No: 30664)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 42,500.00

Jeffrey Dale Thomas
Affiant

Sworn and subscribed before me this
28th day of February, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
Jeffrey Dale Thomas
1215 Timber Valley Drive
Nashville, Tn 37214

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS
3D 91105, 108-12-166

NVR Savings Bank, FSB successor to Maclean Federal Savings and Loan and McLean Savings and Loan AKA NVR Federal Savings Bank

SPECIAL WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **NVR Savings Bank, FSB, formerly McLean Savings & Loan Association,** a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Dale Thomas,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46-B on the Plan of Zone Lot Division Lot 46,47 & 48 of Section 4 of East Lake Subdivision, of record in Book 5800, Page 245, and amended in Book 6250, Page 152, Register's Office for said County.

Said Lot No. 46-B fronts 43.50 feet on the northeasterly margin of Timber Valley Drive and extends back 171.01 feet on the broken northwesterly line and 158.11 feet on the southeasterly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to McLean Savings & Loan Association by deed from Bradley A. MacLean, Substitute Trustee, of record in Book 7552, Page 962, Register's Office for Davidson County, Tennessee. The undersigned NVR Savings Bank, FSB, is the successor to the said McLean Savings & Loan Association.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to restrictive covenants of record in Book 6152, Page 427, said Register's Office, and to all matters shown on the referenced subdivision Plan.

Notwithstanding any provisions to the contrary herein, the warranties of Grantor are limited to the acts of Grantor while in title to the described property.

This is improved property, known as: 1215 Timber Valley Drive, Nashville, Tn 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, through or under him but not otherwise.

WITNESS THE EXECUTION HEREOF this 27th day of February, 1991.

NVR Savings Bank, FSB

By: 2/27/91

Title: Gerald F. Luttrell
Vice President, REO Manager

State of Virginia
County of Fairfax

Before me, the undersigned, personally appeared Gerald F. Luttrell, Vice President with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice President (or other officer authorized to execute this instrument) of NVR Savings Bank, FSB, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in McLean, Virginia, this 27h day of February, 1991.

Notary Public *(affix notarial seal)*

My Commission Expires: 2/20/93

96290

IDENTIF. REFERENCE

Mar 1 1 21 PM '91

0275 03/01 0101 03CHECK 147.25

BOOK 8301 PAGE 967

OFFICIAL RECEIPT

RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 968

CO - CONVEYANCE			MISC - MISCELLANEOUS
MO - MORTGAGE			CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED			MO TAX - STATE TAX MORT
TD - TRUST DEED			PROBL - PROBABLE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 42500.00
CON TX 140.25
PRFEE 1.00
WDEED 6.00
TOTAL 147.25
CHECK 147.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/91 01 13:24 0001 0275

9629U

IDENTIF. [illegible]

MAR 1 1 21 PM '91

[illegible]

No. 401112